



## Horton Village Green Parcel



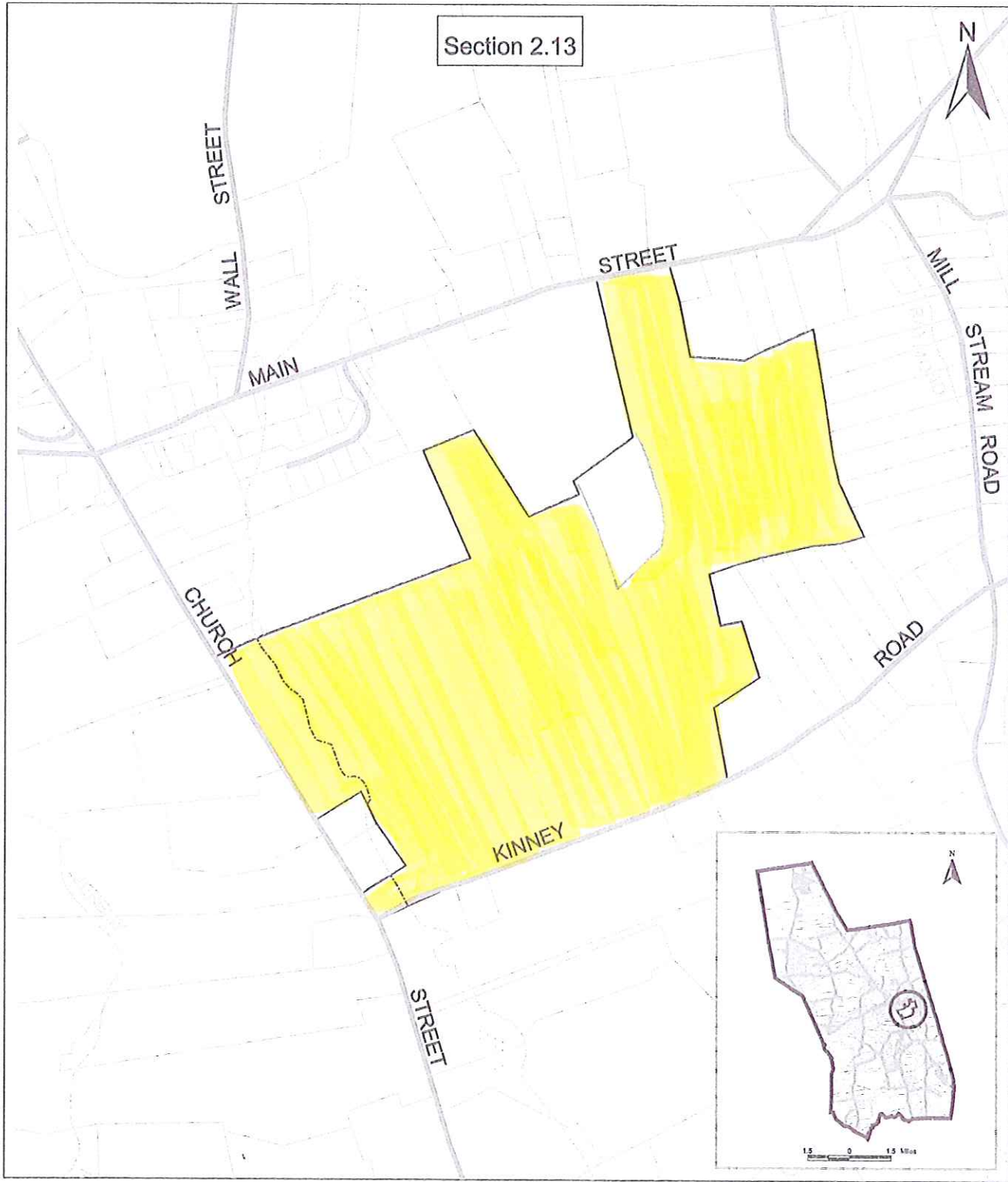
- 130.65 acre parcel – 17 Kinney Road
- Frontage on CT RT 66 / Main Street and John E. Horton Blvd., additional frontage on CT RT 85 / Church Street and Kinney Road
- Master Concept Plan approved by Planning and Zoning Commission (see [www.hebronvillagegreen.com](http://www.hebronvillagegreen.com) for full information)
  - Phase I: 93,500 s.f. retail  
135,000 s.f. office  
35,000 s.f. health club  
and 49 residential units
  - Phase II: 100,000 s.f. of mixed use office / light industry / retail / service / office  
and, 48 residential units
- Approved State Traffic Commission Permit
- Traffic Light to be installed at entrance road by the Town and to be repaid through a Special Services District
- Access Road installed with State Economic Development grant
- Zoned "Village Green": highly flexible mixed use business district
- Access to public water (CT Water Company)
- Access to public sewers

Owners: Horton Brothers, LLC  
27 Main Street  
Hebron, CT 06248

Agent: Jim Celio – Century 21 – 860-228-9425

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Section 2.13

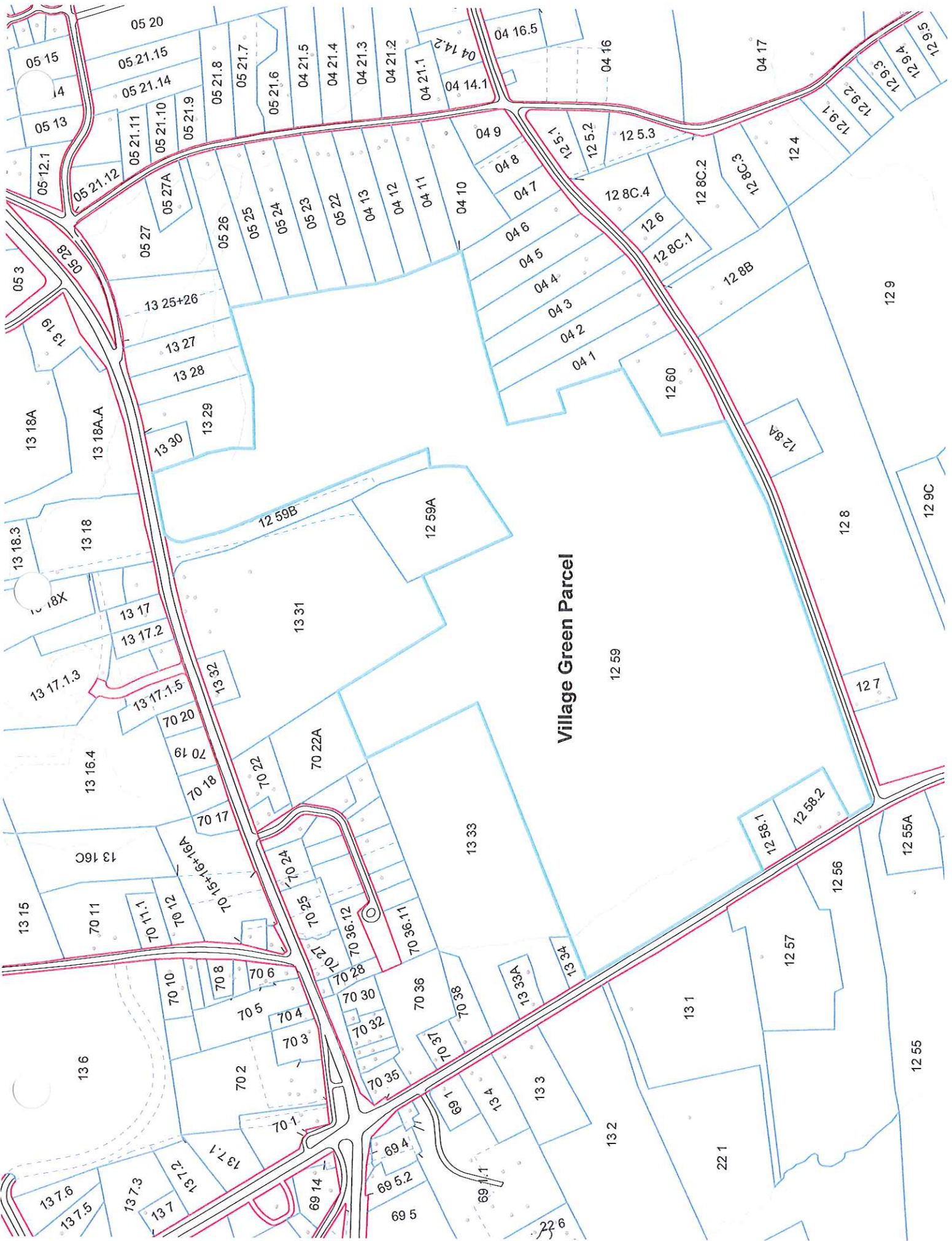


-  Village Green District
-  Watercourse

**ZONING MAP**  
 Village Green District  
 February 2007

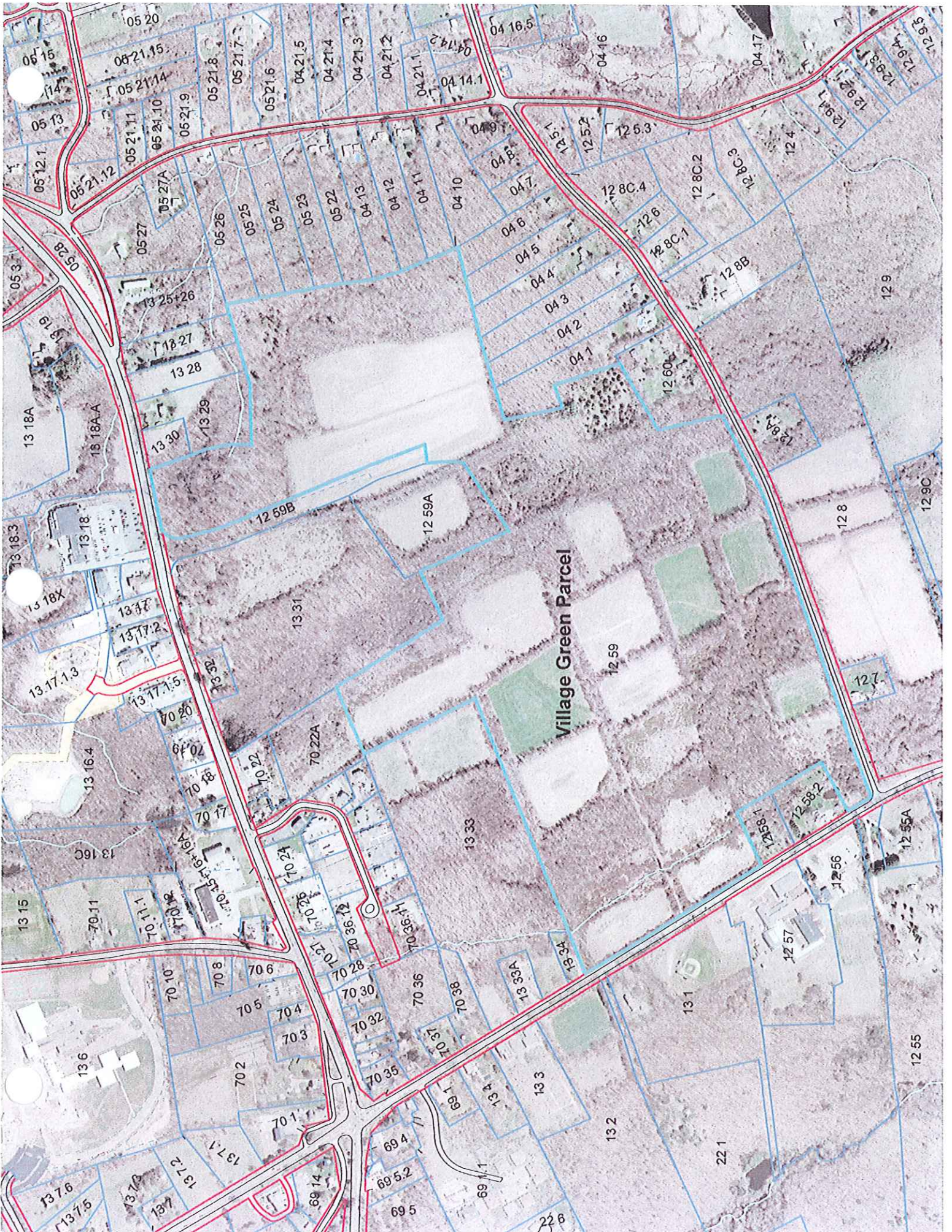


Source : Digitized Hebron Assesors Map, 2002 ;



Village Green Parcel

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Village Green Parcel

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12 8C.3

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13 18A.A

13 25+26

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12 59B

12 59A

13 31

12 59

13 18.3

13 18

13 18X

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13 16C

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VILLAGE GREEN DISTRICT  
 HORTON PROPERTY, HEBRON, CONNECTICUT



LIST NUMBER 1293

COST CALCULATIONS

DESCRIPTION	AREA	RATE	COST
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BUILDING CLASS 9 /

REPLACEMENT COST	0
PHYSICAL DEPRECIATION	12 %
FUNCTIONAL DEPRECIATION	0 %
BDR 0 % OB 0 % HTG 3 % OK 0 %	
BI 2 % IN 4 % SD 0 % WL 0 % SIZE 0 %	
LOC / OTHER DEPRECIATION	0 %
INDICATED BLDG VALUE	0
INDICATED OUTBLDG VALUE	910
INDICATED LAND VALUE	41930
TOTAL MARKET VALUE (ROUNDED)	42800

FINISHED LIVING AREA

TYPE	CONSTRUCTION	FINISH	STORY	LGTH	WDTH	AREA	AGE	CONDITION	REPLACEMENT	PHYS.	FUNC	VALUE
SHED	AVERAGE SHED		1.0	15	15	225	1900	POOR	1040	70	30	220
SHED	AVERAGE SHED		1.0	12	14	168	1962	FAIR	1520	35	30	690

490 LAND CLASSIFICATION

TYPE	VALUE	ZONE	VG	TOTAL ACRES	130.65	SANITATION AND WATER	WET LAND %	29
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LAND VALUATION	LAND VALUATION	LAND VALUATION	LAND VALUATION	LAND VALUATION
TYPE	VALUE	FRONTAGE	2146.99	L.F.
TYPE	VALUE	FRONTAGE	2146.99	L.F.
6-1: FARM	20780.00	FRONTAGE	2146.99	L.F.
6-2: FOREST	15900.00	FRONTAGE	2146.99	L.F.
6-3: OPEN SPACE	130.40	FRONTAGE	2146.99	L.F.
TOTAL 490 LAND	36680.00	FRONTAGE	2146.99	L.F.
TOTAL 490 PRICE	36680.00	FRONTAGE	2146.99	L.F.
LAND TOTAL VALUE:				2851650